

POOR LEGIBILITY

**ONE OR MORE PAGES IN THIS DOCUMENT ARE DIFFICULT TO READ
DUE TO THE QUALITY OF THE ORIGINAL**

Memorandum

RECEIVED

APR 23 1999

SFUND RECORDS CTR

To: 1. Ann Ficher 2. ISSI
From: Rachel Loftin, SFD-5
Subject: Request for CERLCIS ID Number
Date: March 18, 1999
cc:

Attached is the following completed document:

PA _____ SI _____ Other SITE SCREEN

Site Name:

Talk Fee Alias: Mobile Oil

EPA ID:

CAO 000 024554

City, County, State:

Santa Fe Springs, LA, Ca

For EPA Use Only

Latitude: _____

Longitude: _____

CERCLIS Data Changes: Actual PA START = 3-18-99

EPA Decision: PA PLANNED COMPLETE = 4th Qtr FY 99

Archive Site: _____ yes _____ no

Lead Agency: _____

Approval by Site Assessment Manager: _____

RW Loftin

Sign Off Date: _____

3-18-99

Document Screening Coordinator: _____

Chief, States, Planning, and Assessment Office: _____

Pls change site name to: Talk Fee
And add Alias: Mobile Oil

APR 23 1999

PRELIMINARY ASSESSMENT CONSULTATION MEMO FUND RECORDS CTR

Submitted To: Rachel Loftin
USEPA Work Assignment Manager

Prepared By: Joseph Cully
Cal/EPA, DTSC, Region 4

Site: Jalk Fee/Mobil Lease Property
10607 Norwalk Boulevard
Santa Fe Springs, California 90670

Site EPA ID Number: CA0 000 024 554

PA Consultation Date: 3-18-99

Review and Concurrence: Greg Holmes, DTSC

This memo documents the occurrence of the Preliminary Assessment (PA) Consultation held with the U.S. Environmental Protection Agency (EPA), Superfund Site Assessment Program in Region IX; initial site findings; and the decision to advance the site to the Preliminary Assessment (PA) stage of evaluation. A report will be completed at the end of the PA evaluation. The following documents the initial site and Hazard Ranking Scoring (HRS) findings:

SITE & HAZARD RANKING SYSTEM (HRS) CONSIDERATIONS:

*The apparent problem at Jalk Fee (Site) is as follows:

Groundwater is present beneath the Site at depths ranging from 62 to 67 feet below ground surface. Maximum concentrations of 2,200 $\mu\text{g./kg.}$ tetrachloroethylene (PCE) and 180 $\mu\text{g./kg.}$ trichloroethylene (TCE) were detected in the groundwater (the maximum contamination limit (MCL) for each of these substances is 5 $\mu\text{g./kg.}$) Also, up to 7 $\mu\text{g./kg.}$ 1,1-dichloroethylene (1,1-DCE) was detected in the groundwater (the MCL for this substance is 7 $\mu\text{g./kg.}$). Based on studies performed by Alton Geoscience, it is likely that these contaminants in the groundwater are affected by Continental Heat Treat, a facility which borders the site to the south.

The soil on the Site also contained high concentrations of TCE and PCE. In June, 1988, Alton Geoscience removed approximately 2,600 tons of soil from this Site. No confirmation sampling was performed, however, because Alton believes that they excavated all soil that could have possibly been contaminated based on an October, 1997 Remedial Action Plan.

The pertinent HRS factors associated with the Site are:

TCE, PCE, and 1,1-DCE have been found in high concentrations in the groundwater;

Approximately 250,000 people are using drinking water from wells located within 4 miles of this Site.

Attachment: *HRS *Scoresheets w/Rationale

For EPA Use Only

Based on initial site and HRS information, this documents my determination to advance the site to the PA level of investigation. The Contractor has been tasked to proceed with the PA as of the PA Consultation date indicated above.

USEPA Site Assessment Manager Signature:

Date:



3-18-99

SITE DESCRIPTION AND BACKGROUND INFORMATION

Jalk Fee/Mobil Lease Property EPA I.D. No. CA0 000 024 554

1.0 LOCATION

Jalk Fee/Mobil Lease Property (Site) is located at 10607 Norwalk Boulevard in the City of Santa Fe Springs, California. The geographic coordinates of the Site are 33° 56' 21.0"N latitude and 118° 03' 37.0" W longitude, Township 3 South, Range 11 West, Section 6 of the San Bernardino Meridian (SBM) (USGS, Ramona Quadrangle, 7.5-minute Series, 1983). **Figure 1** shows the Site location.

2.0 SITE DESCRIPTION

The Site consists of approximately 8.8 acres of undeveloped land located in the southwest portion of an active oil field.

3.0 OPERATIONAL HISTORY

The Site has been used for oil production from the 1920s to the present; the current tenant, Hathaway Company, has conducted oil production activities since the 1980s. The Hathaway Company has leased the site to Mobil Oil for this purpose. Current and previous site structures include the following:

- Four active oil production wells: three along the northern property boundary and one along the southern property boundary, are present at the Site. Five additional oil production wells were previously abandoned.
- A tank battery consisting of six above ground tanks is located in the northwest corner of the site.
- Eight former sumps (mud pits) associated with oil drilling and production have been observed in historic aerial photographs.
- From approximately 1920 to 1942, a small oil refuse area (boneyard area) used for the storage of metal objects was present in the southwest portion of the property.
- In the late 1920s and early 1930s, above-ground storage tanks were located in the southeast portion of the property.

Trucking operations were performed in the central portions of the site. The dates of those activities are unknown. The northeastern portion of the site was, at one time, leased to a company that used solvents. The dates and details of that activity are also unknown.

Adjacent properties have been developed for industrial and commercial use. The Continental Heat Treating, Inc. facility, which has been operating adjacent to the southeastern property boundary of the Site since 1969, used tetrachloroethylene (PCE) for business operations.

4.0 REGULATORY INVOLVEMENT

On February 11, 1998, David R. Klunk, Director of Environmental Services for the City of Santa Fe Springs, referred this site, along with Continental Heat Treat, to DTSC and the California Regional Water Quality Control Board (RWQCB). Currently, a team consisting of the following people from DTSC, RWQCB, and U.S. EPA are all involved in a project whereby the groundwater is being analyzed and remediated in the City of Santa Fe Springs:

DTSC: Sayareh Amirebrahimi, Nancy Carder, Shahir Haddad, and Andres Cano.

RWQCB: Keith Elliot and John Geroch.

U.S. EPA: Craig Cooper.



1 MILE 3/4 1/2 1/4 0 1 MILE

SCALE 1: 24,000



SOURCE:

United States Geological Survey
7.5 Minute Topographic Map:
Whittier Quadrangle



QUADRANGLE
LOCATION

VICINITY MAP

Mobil Jalk Fee Property
10607 Norwalk Boulevard
Santa Fe Springs, California

FIGURE 1

**ALTON
GEOSCIENCE**
Irvine, California

***** CONFIDENTIAL *****
 ***** PREDECISIONAL DOCUMENT *****

**SUMMARY SCORESHEET
 FOR COMPUTING PROJECTED HRS SCORE**

SITE NAME: Jalk Fee/Mobil Lease Property

CITY: Santa Fe Springs COUNTY: Los Angeles

EPA ID #: CAL000025501 EVALUATOR: Joseph Cully

PROGRAM ACCOUNT #: _____ DATE: 5-Mar-99

LAT/LONG: 33° 56' 21.0" T/R/S: 3 S/11 W/ Section 6

THIS SCORESHEET IS FOR A PA: X SI: _____

OTHER: _____

RCRA STATUS (check all that apply):

STATE SUPERFUND STATUS:

____ Generator

____ Small Quantity Generator

____ Transporter

____ TSDF

X Not Listed in RCRA Database as of
 (Date of Printout)

____ DTSC Annual Work Plan
 (formerly BEP) (Date) _____

____ WQARF (Date): _____

____ No State Superfund
 Status (Date): _____

	S Pathway	S u2 Pathway
Groundwater Migration Pathway Score (Sgw)	83.67	7000.11
Surface Water Migration Pathway Score (Ssw)	*	*
Soil Exposure Pathway Score (Ss)	*	*
Air Migration Pathway Score (Sa)	*	*
7F(S dgw u2 + S dsw u2 + S dse u2 + S dam u2 7F)		7000.11
7F(S dgw u2 + S dsw u2 + S dse u2 + S dam u2 7F) 7F/ 4		1750.03
Square Root of 7F(S dgw u2 + S dsw u2 + S dse u2 + S dam u2 7F) 7F/ 4		41.83

* Pathway evaluated, but not assigned a score (explain):

- ** The surface water pathway was evaluated but not assigned a score as there are no surface water bodies within 2 miles of the site.
- ** The soil exposure pathway was evaluated but not assigned a score as there are no residents, day cares, or schools on or within 200 feet of the site.
- ** The air migration pathway was evaluated but not assigned a score, as there is no evidence that hazardous substances have been released into the air.

GROUNDWATER MIGRATION PATHWAY SCORESHEET

Likelihood of Release	Maximum Value	Score	Rationale	Data Quality
1 Observed Release	550	550	1	H
2 Potential to Release				
2a. Containment	10			
2b. Net Precipitation Value	10			
2c. Depth to Aquifer Value	5			
2d. Travel Time	35			
2e. Potential to Release [lines 2a x (2b+2c+2d)]	500	0		
3 Likelihood of Release (line 1 or 2e)	550	550		

Waste Characteristics

4 Toxicity/Mobility	(a)	100	2	H
5 Hazardous Waste Quantity	(a)	100	3	E
6 Waste Characteristics (lines 4 x 5, then use Table 2-7)	100	10	4	

Targets

7 Nearest Well Value	50	9	5	H
8 Population				
8a. Level I Concentrations	(b,c)	0	6.a.	E
8b. Level II Concentrations	(b,c)	0	6.a.	E
8c. Potential Contamination	(b,c)	1,241	6.b.	H
8d. Population (lines 8a+8b+8c)	(b)	1,241		
9 Resources	5	5	7	H
10 Wellhead Protection Area	20	0	8	H
11 Targets (lines 7+8d+9+10)	(b)	1,255		

Aquifer Score

12 Aquifer Score [(lines 3 x 6 x 11)/82500, Subject to a Maximum of 100]	100	83.67
---	-----	-------

GROUNDWATER MIGRATION PATHWAY SCORE

13 Pathway Score (Sgw)	100	83.67
------------------------	-----	-------

(Highest score from line 12 for all aquifers
evaluated, subject to a maximum of 100)

83.7

- (a) Maximum value applies to waste characteristics category.
- (b) Maximum value not applicable.
- (c) Value computed on attached calculation sheet.

AQUIFER EVALUATED

Exposition Aquifer

GROUNDWATER PATHWAY CALCULATIONS FOR POPULATION

ACTUAL CONTAMINATION

No drinking water wells were sampled. Only on-site monitoring wells.

Well Identifier	Contaminant Detected	Contaminant Concentration (Note Units)	Benchmark (Note Units)	Apportioned Level Multiplier* (A)	Apportioned Population Well Serves (B)	Actual Contamination Factor (A x B)
						0
						0
						0
						0
						0
						0
						0
SUM LEVEL I CONCENTRATIONS						0
SUM LEVEL II CONCENTRATIONS						0

* Level Multipliers:

Level I = 10.

Level II = 1.

POTENTIAL CONTAMINATION

Distance Ring (Miles)	Number of Wells Within Distance Ring	Population Served by Wells Within Distance Ring	Distance Weighted Value (Table 3-12)
0.00 to 0.25	0	0	0
>0.25 to 0.50	0	0	0
>0.50 to 1.00	1	2,500	523
>1.00 to 2.00	3	7,356	939
>2.00 to 3.00	16	49,755	6,778
>3.00 to 4.00	25	86,172	4,171
			12411
POTENTIAL CONTAMINATION: SUM/10			1,241.1

AQUIFER EVALUATED

Exposition Aquifer

**RATIONALE TABLE 1:
HAZARDOUS SUBSTANCES OBSERVED IN GROUNDWATER SAMPLING**

CONTAMINANT	BENCHMARK CONCENTRATION ($\mu\text{g./L.}$)	MAXIMUM CONCENTRATION OBSERVED ($\mu\text{g./L.}$)	TOXICITY FACTOR	MOBILITY FACTOR	TOXICITY/MOBILITY PRODUCT
1,1-Dichloroethylene	7	7	100	1	100
Tetrachloroethylene	5	2,200	100	1	100
Trichloroethylene	5	180	10	1	10

Benchmark Concentrations are based on Maximum Contaminant Levels.

HAZARD RANKING SYSTEM (HRS) SCORING RATIONALES JALK FEE/MOBIL

Groundwater Migration Pathway

1. A value of 550 is assigned for a Projected Release. Alton Geoscience, acting on behalf of Mobil Oil Corporation, sampled a total of 3 wells on-site. Sampling of these wells has shown that the aquifer is contaminated with hazardous substances. See Rationale Table 1 for a list of the contaminants and maximum concentrations found. Therefore, this constitutes an **observed release**.

The aquifer evaluated was the Exposition Aquifer, in which groundwater is first encountered at approximately 60 feet below ground (fbg).

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

HRS Guidance Manual, pp. 116-117.

Federal Register, p. 51589, Table 2-3.

Federal Register, p. 51595, Section 3.1.1.

2. A value of **100** is assigned for toxicity/mobility factor. The hazardous substances which were found in excess of benchmark levels in the wells sampled, and which had the highest value for toxicity/mobility, were tetrachloroethylene and 1,1-dichloroethylene. See Rationale Table 1 for the toxicity/mobility product of the contaminants found. Each of these substances had a toxicity/mobility product of 100, which is used in this calculation.

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

CERCLA Site Assessment Handbook, Section 10.

Federal Register, P. 51601, HRS section 3.2.1; p. 51602, HRS Table 3-9.

3. The hazardous constituent quantity cannot be determined for this site. However, the contaminants in the groundwater are at Level I concentrations. Therefore, a value of **100** is assigned for **Hazardous Waste Quantity**.

HRS SCORING RATIONALES
JALK FEE/MOBIL LEASE PROPERTY
PAGE 2

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

HRS guidance manual, pp. 84-85.

CERCLA Site Assessment Handbook, Section 11.

Federal Register, pp. 51591-51592, Section 2.4.2.2.

4. Based on Federal Register, p. 51592, Table 2-7, the **Waste Characteristics Factor** value is **10**. The waste characteristics product is ten thousand (E+4).
5. A value of **9** is assigned for **Nearest Well Value**. Neither a Level I nor Level II concentration can be established for any well, and the nearest drinking water well is between ½ and 1 mile from the Site.

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

Federal Register, pp. 51602-51603, Table 3-11.

U.S. EPA GIS Maps.

- 6.a. Neither Level I nor Level II concentrations can be established, since there has been no sampling of groundwater wells used for drinking.

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

CERCLA Site Assessment Handbook, Section 12.

Federal Register p. 51592, Section 2.5; p. 51603, Section 3.3.2.

- 6.b. The following two tables present data for the wells which are located within a four-mile radius of the site. Wells which were designated as being destroyed, inactive, or standby were not included in this calculation. Each well was considered to contribute equally to each groundwater system. All groundwater entering into a water supply system is assumed as one source, and all surface water entering into a water supply system is assumed as another source. Since the % of groundwater vs. total water from all sources is greater than 40%, in all cases the net population served was calculated by multiplying the % of groundwater vs. total water from all sources by to the total population served. A value of **1,241.1** is assigned for Potential Contamination.

HRS SCORING RATIONALES
JALK FEE/MOBIL LEASE PROPERTY
PAGE 3

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

HRS Groundwater Calculations Sheet.

Federal Register, p. 51603, Section 3.3.2; p. 51604, Table 3-12.

U.S. EPA GIS Maps.

March 9, 1999 telephone conversations with water purveyors in the vicinity of the site.

HRS SCORING RATIONALES
JALK FEE/MOBIL LEASE PROPERTY
PAGE 4

**RATIONALE TABLE 2: JALK FEE/ MOBIL LEASE PROPERTY - WELL DATA
AND POPULATIONS SERVED**

Purveyor	Well Distances From the Site (Miles)	Number of Wells Within Distance Ring and % Blending	Population Served	
			Total	Net
SFS	0.5-1.0	1 @ 50%	5,000	2,500
	1.0-2.0	1 @ 50%	5,000	2,500
	3.0-4.0	1 @ 50%	5,000	2,500
LHH	1.0-2.0	1 @ 99%	1,250	1,250
	3.0-4.0	3 @ 99%	3,750	3,750
SCWC	1.0-2.0	1 @ 60%	6,011	3,606
	2.0-3.0	5 @ 60%	30,053	18,032
Pico Rivera	2.0-3.0	4 @ 50%	18,250	9,125
	3.0-4.0	4 @ 50%	18,250	9,125
Laurence McGee	2.0-3.0	1 @ 100%	538	538
Downey	2.0-3.0	3 @ 100%	13,105	13,105
	3.0-4.0	5 @ 100%	21,842	21,842
	>4.0	11 @ 100%		
Norwalk	2.0-3.0	2 @ 66%	9,023	5,955
	3.0-4.0	2 @ 66%	9,023	5,955
Park WC	2.0-3.0	1 @ 20%	15,000	3,000
	3.0-4.0	3 @ 20%	45,000	9,000
Pico WD	3.0-4.0	2 @ 100%	8,500	8,500
	>4.0	4 @ 100%		
SG Valley WD	3.0-4.0	4 @ 100%	6,000	6,000
Suburban	3.0-4.0	1 @ 75%	26,000	19,500
	>4.0	1 @ 75%		

HRS SCORING RATIONALES
JALK FEE/MOBIL LEASE PROPERTY
PAGE 5

SFS - City of Santa Fe Springs
LHH - City of La Habra Heights
SCWC - Southern California Water Company
Pico Rivera - City of Pico Rivera
Laurence McGee - Laurence McGee School
Downey - City of Downey
Norwalk - City of Norwalk
Park WC- Park Water Company
Pico WD - Pico Water District
SG Valley WC - San Gabriel Valley Water Company
Suburban - Suburban Water Systems

HRS SCORING RATIONALES
JALK FEE/MOBIL LEASE PROPERTY
PAGE 6

**RATIONALE TABLE 3: JALK FEE/MOBIL LEASE PROPERTY - POPULATION
POTENTIAL CONTAMINATION CALCULATION**

Distance Population (miles)	No. Wells	Net Total Served	Value (Table 3-12)
0.5-1.0	1	2,500	523
1.0-2.0	3	7,356	939
2.0-3.0	16	49,755	6,778
3.0-4.0	25	86,172	4,171
Sum:			12,411

7. A value of **5** is assigned for maximum **Resources** Factor Value. Groundwater drawn from target wells is used as an ingredient in commercial food preparation at local food processing businesses.

Sources: October 10, 1997 Alton Geoscience Site Assessment Report and Remedial Action Plan.

U.S. EPA GIS Maps.

8. A value of **0** is assigned for **Wellhead Protection Area**. There are currently no designated Wellhead Protection Areas in California.

EPA REGION IX SITE SCREENING/PRIORITIZATION CHECKLIST

This review checklist is to be used by individual site screening staff when reviewing sites which have been brought to the attention of EPA or the State. Each site is reviewed on the merits of the discovery documentation and additional information gathered during the screening process. The guiding principal in evaluating a given site is to use common sense in assessing the information and subsequently presenting the site and its known hazardous potential to the SST. All sections of this form are to be completed for both screens and prioritizations.

1.0 GENERAL INSTRUCTIONS

Complete Section 1 for the site using readily available information and contacting appropriate individuals. A contact log (Attachment A) should be used to document information gained through correspondence, interviews, and telephone calls. Handwriting is acceptable if it is legible. Attach extra pages if necessary.

1.1 Site Information

Site Name: ~~Talk Fee~~/Mobil Lease Property

Alias Name: Talk Fee

Site Street Address: 10607 Norwalk Boulevard

City, County, State: Santa Fe Springs, Los Angeles, California

CERCLIS/EPA ID Number: CA000024554 CalSites Number: 19130098

Site Screener: Joseph Cully Date: June 18, 1998

Date of Discovery: August, 1988

Discovery Vehicle:

<input type="checkbox"/> County Referral	<input type="checkbox"/> State Referral	<input type="checkbox"/> Lawsuit
<input type="checkbox"/> Citizen Petition	<input type="checkbox"/> State PA/SI Grant	<input type="checkbox"/> Removal
<input type="checkbox"/> RCRA Referral	<input type="checkbox"/> Nonemergency Release	<input type="checkbox"/> Newspaper
<input type="checkbox"/> Site Discovery Project	<input type="checkbox"/> Report	<input checked="" type="checkbox"/> Other - Referral from City Fire Department

Is this site part of an NPL site? ☐ Yes ☐ No

CERCLIS Status: ☐ Discovery ☐ PA

☐ NFA ☐ SI ☐ ESI

☒ Not in CERCLIS ☐ Other/Specify: _____ ☐ Site Discovery Project

Area: _____

State oversight role:

PA/SI Cooperative Agreement ☒ Yes ☐ No ☐ Not applicable

Cooperative Agreement Number: V999252 -01-6

EPA Project Officer: Rachel Loftin

RCRA Status: ☐ Generator ☐ Transporter

☐ TSDF ☒ Not listed in RCRIS

In a State Database(s)? ☒ Yes ☐ No If yes, specify. CalSites, status of "No Further Action".

Regional Water Quality Control Board - Los Angeles (RWQCB-LA)

CURRENT ACTIVITY: ☒ Site Screening ☐ Site Prioritization

1.2 CERCLA Eligibility

If the answer to question 1 is "No", or if the answer to any question of 2 through 8 is "Yes", the site is ineligible for CERCLA evaluation and the decision at the bottom of this page is "No Further Action Under CERCLA". A "yes" answers to questions 9 through 16 identifies sites that may not be appropriate for CERCLA evaluation without further justification. If a question cannot be answered, explain why in the Comments section below.

- | | | |
|--|---|--|
| 1. Has a release of hazardous substances, pollutants, or contaminants occurred? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Does the release or threat of release consist only of crude oil or unaltered petroleum product? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Is the site subject to corrective action under RCRA Subtitle C (hazardous waste treatment, storage, or disposal facility)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Does the release or threatened release fall under the jurisdiction of the Uranium Mill Tailings Radiation Control Act (UMTRCA)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Does the release or threatened release fall under the jurisdiction of the Atomic Energy Act (AEA)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Is the release or threatened release a result of a legal application of pesticides under Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Is the release or threatened release regulated under the Oil Pollution Act (OPA)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 8. Is the release or threatened release permitted under the Nuclear Regulatory Commission (NRC)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. Is the site a federal facility? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 10. Is the site outside of U.S. boundaries? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 11. Is the site outside of EPA, Region IX borders? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 12. Is the site within Native American Tribal lands? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 13. Is the site currently under the control and management of a state/local agency? If yes, which agencies? RWQCB. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 14. Is the site currently operating? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 15. Is the site address valid? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 16. Has the site been investigated under an alias? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

Comments: The City of Santa Fe Springs Fire Department referred this site to both DTSC and RWQCB-LA.

DECISION: ☐ No Further Action Under CERCLA
 ☒ Go to Section 2

2.0 TECHNICAL INFORMATION

This section contains information about site's operational history and environmental sampling. Complete the following section by filling in the blanks or checking the appropriate boxes. If a question cannot be answered, explain why. If a drive-by is performed, complete Attachment B.

2.1 Operational History

1a. List present site owner(s) and operator(s). [Include dates of ownership]:

The Hathaway family owns the land as part of the Anne Hathaway Trust. Chris Welsh is the property manager of this land. The site was leased by Mobil Corporation. Hathaway Company has conducted oil production activities at the site since the early 1980s.

1b. Are hazardous substances presently on site?

[] Yes [X] No

If yes, how and where are substances stored and used?

The site is currently inactive.

2a. List historic site owner(s) and operator(s). [Include dates of ownership]:

During the early 1900s, oil was discovered near the subject site, and shortly after, the area became an active oil field.

2b. Were hazardous substances present on site in the past?

[X] Yes [] No

If yes, how and where were substances stored and used? Describe past operations briefly.

The Jalk Fee occupies approximately 8.8 acres, and is bounded on the north, west, and south by industrial properties and to the east by Norwalk Boulevard. This site has been used for oil production since the 1920s. Most of Jalk Fee was undeveloped land with four active oil wells and a small tank battery. The tank battery was in the northwest corner of the site and contained six above ground tanks. Three of the active oil wells were near the northern property boundary and one well was near the southern boundary. Five oil wells have been abandoned on the property and approximately eight former sumps, such as mud pits, associated with oil drilling and production have been observed in historic aerial photographs. A small oil refuse area where metal objects were deposited (referred to as the boneyard area) was located in the southwest portion of the property from approximately 1920 until 1942. An aboveground storage tank farm was formerly located in the southeast portion of the property in the late 1920s and early 1930s.

Additional comments: _____

2.2 Contaminant(s):

List any hazardous substances, pollutants, or contaminants that have been identified at the site and indicate whether they have been quantified (e.g., by sampling).

	<u>Suspected</u>	<u>Identified</u>	<u>Quantified</u>	<u>Comments</u>
<input type="checkbox"/> Ammonia	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Arsenic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Beryllium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Cadmium	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Carbon tetrachloride	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Chloroform	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Chromium (+3 or +6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Copper	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Cyanide	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Dichloroethene, 1,1- (cis and trans)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Dioxin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Ethyl benzene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Lead	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Mercury	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Methylene chloride	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Nickel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> P-Dichlorobenzene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Pentachlorophenol	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Phenol	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Polychlorinated biphenyls (PCBs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Polyaromatic hydrocarbons (PAHs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Tetrachloroethylene	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Toluene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Trichloroethylene	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Vinyl chloride	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> Xylene	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Zinc	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/> Other chemicals (List):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Additional Comments: _____

2.3 Has a release as defined in CERCLA Section 101(22) occurred?

☐ Yes

☒ Suspected

☐ No

Identify the source(s) of the release or suspected release (e.g., drums, landfill, surface impoundment, waste pile, etc.): See section 2.4.

2.4 Pathway(s) of contaminant migration:

☐ Air

☒ Groundwater

☐ Surface Water

☒ Soil

Briefly describe any identified pathway: There are two areas of the site where chemicals have been detected in soil: The boneyard in the southwest portion of the property where soluble lead, zinc, and copper were detected; and the area adjacent to Continental Heat Treating in the southeast portion of the property where tetrachloroethylene (PCE) and other chlorinated hydrocarbons, most likely resulting from an offsite source to the immediate south, have been detected. Groundwater is approximately 60 feet below ground surface in this area.

2.5 Sampling History

1. Has sampling been conducted? ☒ Yes ☐ No

2. If environmental sampling has been conducted, use the Sampling Event Summary Table, Attachment C, to record the information.

2.6 Additional Information

Use this space to present additional information that may be used to support site screening decisions.

On December 23, 1996, Levine-Fricke completed a Preliminary Endangerment Assessment on the Former Boneyard Area, which was a 150 foot by 150 foot area in the southwestern corner of the 8.8 acre property (see copy of facility map after Attachment B). Based upon DTSC's evaluation of the reports submitted, this portion of the site was listed as "No Further Action" in CalSites. However, that only pertains to that part of the site. Although soluble lead, zinc, and copper were detected above the Soluble Threshold Limit Concentration in soil; that portion of the soil was excavated and transported off-site to La Paz County Landfill in Parker, Arizona. It is being debated whether this site's activities or the activities of Continental Heat Treatment, an adjacent site to the south, are responsible for hazardous substances contamination in this area. The City of Santa Fe Springs Fire Department has referred this site to both DTSC and RWQCB-LA as a multi-parcel issue.
Woodward-Clyde Consultants (WCC) completed a subsurface investigation of the site in August, 1988. However, the study was canceled by a party other than Mobil prior to completion and only a "partial report" was prepared by WCC. WCC reportedly detected what were believed to be solvent odors and vapor discharge from borings in the eastern section of the Site.

3.0 REMOVAL ASSESSMENT CRITERIA — NCP EVALUATION

Use the following criteria to determine if the site should be referred to EPA's Removal Section. If the answer to any question is yes, get EPA concurrence for the decision. If all answers are no, go to Section 4. If a question cannot be answered, explain why in the Comments section below.

- | | | |
|---|---|--|
| 1. Is there actual or potential exposure to nearby populations, animals, or the food chain from hazardous substances, pollutants, or contaminants? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 2. Is there actual or potential contamination of drinking supplies or sensitive ecosystems? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 3. Are hazardous substances, pollutants, or contaminants in drums, barrels, tanks, or other bulk storage containers which may pose a threat of release? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 4. Are there high levels of hazardous substances, pollutants, or contaminants in soils largely at or near the surface, which may migrate and affect populations or the environment? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 5. Could weather conditions cause hazardous substances, pollutants, or contaminants to migrate or be released? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 6. Is there a threat of fire or explosion? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 7. Are there appropriate Federal or State response mechanisms to respond to the release or potential release? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Are there other situations or factors which may pose threats to public health, welfare, or the environment? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| 9. For the situation where there appears to be primarily a groundwater contamination problem, is there a near-surface source which can be removed? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Comments: _____

DECISION: ☐ **Removal Assessment**
 ☒ **Not Appropriate For Removal Action**

Assign a high, medium, or low priority category to each of the following factors and then use these factors to help make preliminary recommendations in Section 5. A high priority influence may indicate that a Preliminary Assessment should be conducted as a high priority without regard to other screening factors.

Other Influences	High	Medium	Low
1. Site remedial/ removal history	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Some	<input type="checkbox"/> All wastes removed
2. Regulatory involvement	<input type="checkbox"/> No involvement	<input checked="" type="checkbox"/> Somewhat involved	<input type="checkbox"/> Other agency currently active
3. Environmental justice	<input type="checkbox"/> Site is in low income/minority neighborhood		<input checked="" type="checkbox"/> Site is not in low income or minority neighborhood
4. Brownfields/ Redevelopment	<input type="checkbox"/> Possible candidate		<input checked="" type="checkbox"/> Not a likely candidate
5. Political attention	<input type="checkbox"/> Very visible/vocal	<input type="checkbox"/> Some involvement	<input checked="" type="checkbox"/> None
6. Public attention	<input type="checkbox"/> Very visible/vocal	<input type="checkbox"/> Some involvement	<input checked="" type="checkbox"/> None
7. Remedial Costs	<input checked="" type="checkbox"/> Likely very expensive or difficult		<input type="checkbox"/> Easy and relatively cheap

[illegible]

HIGH **MEDIUM** **LOW**

5.0 SITE PRIORITIZATION WORKSHEET

Site Name: Jalk Fee Mobil Lease Property Site Screener: Joseph Cully
 EPA ID Number: _____ Date: June 18, 1998
 Site Screen: X Site Prioritization: _____

The following risk-based criteria should be used as a guideline to assist in the prioritization of pre-CERCLIS and CERCLIS sites. These guidelines can be used in various stages of assessment. When interpreting the information provided below, one should understand that conservative assumptions were made where information is lacking and the risk value is subjective.

Site screeners should complete this form by using the categories as guidelines. The "Notes" sections should be used to document assumptions made, data sources, or other information pertinent to determining risk prioritization. For benchmarks, use industrial/residential PRGs for soil, MCLs for groundwater, and NOAA standards for sediments.

5.1 HAZARDS IDENTIFICATION

Complete the sections below for the suspected contaminants of greatest concern. Use SCDMs as a reference for assigning hazardous substance risk category. Assign a Hazard Factor for each hazardous substance evaluated and then assign an Overall Hazard Factor Value combining the separate Hazard Factors. If only one hazardous substance is evaluated, the Overall Hazard Factor Value will be the same as the Hazard Factor for A. Create sections for "Hazardous Substance C" and "D" if necessary.

HAZARDOUS SUBSTANCE A: <u>Tetrachloroethylene (PCE)</u>			
Estimate the risk associated with the hazard properties for this hazardous substance.			
Hazard Property	HIGH	MEDIUM	LOW
Quantity	<input type="checkbox"/> $\geq 10,000$ lbs; or or 5 mil. gals; or or 25,000 yds ³	<input checked="" type="checkbox"/> $< 10,000$ lbs and ≥ 100 lbs; or < 5 mil. gals and $\geq 50,000$ gals; or $< 25,000$ yds ³ and ≥ 250 yds ³	<input type="checkbox"/> < 100 lbs. or 50,000 gals. or 250 yds ³
Toxicity	<input type="checkbox"/> $\geq 10,000$	<input checked="" type="checkbox"/> $< 10,000$ and ≥ 100	<input type="checkbox"/> < 100
Mobility	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> < 1 and ≥ 0.001	<input type="checkbox"/> < 0.001
Bioavailability	<input type="checkbox"/> $\geq 1,000$	<input checked="" type="checkbox"/> $< 1,000$ and ≥ 10	<input type="checkbox"/> < 10
Concentration (if known)	<input checked="" type="checkbox"/> \geq benchmark = 5.4 sample = <u>55,000 mg./kg.</u>	<input type="checkbox"/> near benchmark = sample = _____	<input type="checkbox"/> low relative to benchmark = _____ sample = _____
Level of Containment	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Partial (explain below)	<input type="checkbox"/> Full (explain below)
Hazard Factor for A	HIGH	MEDIUM	LOW

HAZARDOUS SUBSTANCE B: Trichloroethylene (TCE)

Estimate the risk associated with the hazard properties for this hazardous substance.

Hazard Property	HIGH	MEDIUM	LOW
Quantity	<input type="checkbox"/> $\geq 10,000$ lbs; or or 5 mil. gals; or or 25,000 yds ³	<input checked="" type="checkbox"/> $< 10,000$ lbs and ≥ 100 lbs; or < 5 mil. gals and $\geq 50,000$ gals; or $< 25,000$ yds ³ and ≥ 250 yds ³	<input type="checkbox"/> < 100 lbs. or 50,000 gals. or 250 yds ³
Toxicity	<input type="checkbox"/> $\geq 10,000$	<input type="checkbox"/> $< 10,000$ and ≥ 100	<input checked="" type="checkbox"/> < 100
Mobility	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> < 1 and ≥ 0.001	<input type="checkbox"/> < 0.001
Bioavailability	<input type="checkbox"/> $\geq 1,000$	<input checked="" type="checkbox"/> $< 1,000$ and ≥ 10	<input type="checkbox"/> < 10
Concentration (if known)	<input checked="" type="checkbox"/> \geq benchmark = 3.2 sample = <u>2,700 mg./kg.</u>	<input type="checkbox"/> near benchmark = sample = _____	<input type="checkbox"/> low relative to benchmark = _____ sample = _____
Level of Containment	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Partial (explain below)	<input type="checkbox"/> Full (explain below)
Hazard Factor for B	<u>HIGH</u>	MEDIUM	LOW

Comments: Benchmarks based on August 1, 1996 Preliminary Remediation Goals for U.S. EPA. No known containment or remediation.

OVERALL HAZARD FACTOR VALUE: HIGH MEDIUM LOW

5.2 VULNERABILITY ANALYSIS

Assign a risk category to each of the following vulnerability factors. Assign an Overall Vulnerability Factor Value for the site based on the dominant vulnerability risk categories.

Vulnerability Factor	High	Medium	Low
1. Environmental Setting - Land use within 0.5 miles of the site	<input type="checkbox"/> Residential	<input type="checkbox"/> Agricultural/ Commercial	<input checked="" type="checkbox"/> Industrial
2. Sensitive Populations - Children, the elderly, or groups with poor health live:	<input type="checkbox"/> Within 0.25 miles of site		<input checked="" type="checkbox"/> More than 0.25 miles from site
3. Population Density - Evaluate within 0.5 miles.	<input type="checkbox"/> Dense	<input checked="" type="checkbox"/> Moderate	<input type="checkbox"/> Sparse
4. Groundwater Use - Wells used for drinking water are located:	<input type="checkbox"/> Within 0.5 miles of the site	<input checked="" type="checkbox"/> 0.5 to 2 miles from site	<input type="checkbox"/> More than 2 miles from site
5. Groundwater Contamination - Evaluate groundwater contamination within 2 miles of the site.	<input type="checkbox"/> Known	<input checked="" type="checkbox"/> Possible	<input type="checkbox"/> Not likely
6. Surface Water Location - Distance to nearest surface water body. If used for drinking water or known to be contaminated, bump to next higher risk category.	<input type="checkbox"/> Within 0.5 miles of the site	<input type="checkbox"/> 0.5 to 2 miles from site	<input checked="" type="checkbox"/> More than 2 miles from site
7. Sensitive Habitats - Distance to nearest sensitive habitat. If known or projected contamination within habitat, bump to next higher risk category.	<input type="checkbox"/> Within 0.5 miles of the site	<input type="checkbox"/> 0.5 to 2 miles from site	<input checked="" type="checkbox"/> More than 2 miles from site
8. Soil/Air Contamination - Evaluate the potential for exposure to individuals from contaminated soil or air releases.	<input type="checkbox"/> Documented or probable exposure	<input checked="" type="checkbox"/> Potential for exposure	<input type="checkbox"/> Exposure not likely
9. Sampling Data Confidence - Evaluate the quality of any data available for the site.	<input type="checkbox"/> No oversight; no QA/QC; no data	<input checked="" type="checkbox"/> Regulatory oversight; EPA methods; partial or unknown QA/QC	<input type="checkbox"/> Regulatory oversight; EPA methods; QA/QC validation

Notes: _____

OVERALL VULNERABILITY FACTOR VALUE:

HIGH

MEDIUM

LOW

5.3 PRIORITIZATION SCREENING RISK ANALYSIS

Assign a Site Priority Level based on the dominant risk categories given for the hazard and vulnerability factor values.

OTHER INFLUENCING FACTORS	HIGH	<u>MEDIUM</u>	LOW
HAZARD FACTOR VALUE	<u>HIGH</u>	MEDIUM	LOW
VULNERABILITY FACTOR VALUE	HIGH	<u>MEDIUM</u>	LOW

Additional Comments: _____

OVERALL SITE PRIORITY LEVEL: HIGH MEDIUM LOW

6.0 SITE RECOMMENDATION

Site Name: Jalk Fee Mobil Lease Site
EPA ID Number: _____

Site Screener: Joseph Cully
Date: June 18, 1998

6.1. Further Site Assessment Warranted

6.1.a Under State Lead

High Priority ☐ Medium Priority ☐ Low Priority ☐

Recommend further site investigation under State lead.

6.1.b Under EPA Cooperative Agreement

High Priority ☒ Medium Priority ☐ Low Priority ☐

Recommend further site investigation under the EPA cooperative agreement.

6.2. Recommended for Removal Assessment or Expanded Removal Assessment

☐
☐

Recommend referral to EPA's Removal Section.

6.3. Referral To DTSC'S Hazardous Waste Management Program (REFRC)

☐

Recommend REFRC for sites that can be remediated as a Corrective Action under H&S Code 25187.

6.4 Referral to Regional Water Quality Control Board (REFRW)

☐

Recommend REFRW for sites that fall under RWQCB authority and for which RWQCB is providing oversight of investigation/remediation.

6.5 Referral to another agency (REFOA)

☐

Recommend REFOA for sites where another agency (other than RWQCB) including DTSC is providing or has provided oversight. Name agency below.

6.6 No Further Action Under CERCLA

☐

Recommend No Further Action for sites where documented contamination is not significant by EPA/DTSC standards and the presence of greater contamination is unlikely.

Comments: Although LA-RWQCB has an agreement with this site whereby the site will excavate and dispose of its waste, there is no evidence that this is being done and nothing has been presented by LA-RWQCB. Also, Mr. Welsh said that LA-RWQCB told him that they were dropping the matter. If LA-RWQCB can present DTSC with a schedule whereby this site will be remediated, or show us sampling data that shows that the VOCs are within acceptable limits, DTSC shall change the status to "REFRW".

EPA CONCURRENCE: _____

signature

1-8-98

date

Attachment A

SITE SCREENING CONTACT LOG

Site Name: Jalk Fee/Mobil Lease Property

Site Screener: Joseph Cully

Contact Name	Affiliation	Telephone Number	Date	Discussion
Tom Walker	Mobil Exploration & Producing	(562) 903-2725	10/07 /94	Wrote letter to Miguel Monroy of DTSC, stating that it was his understanding that RWQCB-LA would take the lead over the PCE issue.
Tabb Bubier and Everett Ferguson, Jr.	Geoscientists with McLaren-Hart, the facility's consultant	(714) 752-3204 and (714) 752-3213	06/25 /96	These men wrote a letter to Lori Parnass of DTSC, requesting a "No Further Action" status for this site. This concerned lead contamination at the site, and only applied to the 200 feet by 200 feet portion in the southwest corner of the site.
Tom Walker	Mobil Exploration & Producing	(562) 903-2725	12/23 /96	Hamid Saebfar of DTSC wrote a letter to Mr. Walker, stating that a status of "No Further Action" had been granted only to that portion of the site known as the "boneyard".
David R. Klunk	Director of Environmental Services for the City of Santa Fe Springs	(562) 944-9713	02/11 /98	Wrote letter to DTSC and the Los Angeles Regional Water Quality Control Board (LA-RWQCB), referring this site to the two agencies.
Chris Welsh	Represents the Hathaways	(714) 631-5678	04/30 /98	Mr. Welsh represents the Hathaways, who own the land and are leasing it to Mobil. He wanted to know what the status was of getting this land cleaned up. He said that Mobil was not cooperating with them in cleaning up the site. He also said that RWQCB had dismissed this case, and were no longer doing anything about it. I told him that we were in the process of doing a site screening on this site, and then U.S.EPA would determine what would be done with the site.
Dave Rasmussen	LA-RWQCB	(213) 266-7641	05/28 /98	Asked Mr. Rasmussen if RWQCB had any files for this site. He referred me to Jerry Iniguez, the file person.
Jerry Iniguez	LA-RWQCB	(213) 266-7603	05/28 /98	Mr. Iniguez told me that there are no files for this site.
Jerry Iniguez	LA-RWQCB	(213) 266-7603	06/01 /98	Mr. Iniguez referred me to Cesai Campos, with the Underground Tank Unit, at (213-266-7562 for possible information on this site.
Cesai Campos	LA-RWQCB	(213) 266-7562	06/01 /98	Mr. Campos said that there were no files on this site.
David Bacharowski	LA-RWQCB	(213) 266-7546	06/04 /98	Referred me to Manjulika Chakrabarti as the one who was working on this site.

Attachment A

SITE SCREENING CONTACT LOG

Site Name: Jalk Fee/Mobil Lease Property

Site Screener: Joseph Cully

Contact Name	Affiliation	Telephone Number	Date	Discussion
Chris Welsh	Assets Manager for the Property	(714) 631-5678	06/08 /98	Called and asked what the status was for the matter of Continental Heat Treat and Jalk Fee being resolved. I told him that both sites were being screened for the U.S. EPA, and that it could take several months for U.S. EPA to resolve the matter. He did not sound satisfied, and asked why DTSC couldn't resolve the matter and issue an order itself. He wanted to know a specific timetable, but I was unable to give him one.
Manjulika Chakrabarti	LA-RWQCB	(213) 266-7610	06/11 /98	Ms. Chakrabarti said that Jalk Fee had entered into an agreement with RWQCB, about 2 years ago, that they would excavate the contamination and take further samples. They had agreed to pay for these costs.
Manjulika Chakrabarti	LA-RWQCB	(213) 266-7610	06/15 /98	There was a message on her voice mail saying that she would not be back in the office until July 16, 1998.
Alex Carlos	LA-RWQCB	(213) 266-7583	06/15 /98	Mr. Carlos is Ms. Chakrabarti's supervisor. Left word with him, asking what the Water Board's role was with this facility and when they expected to get it cleaned up. He said that he would call me back when he received the information.

ATTACHMENT B

SITE SCREENING OBSERVATION RECORD

Site Name: Jalk Fee/Mobil Lease Property Site Screener: Joseph Cully

EPA ID Number: _____ Date: June 3, 1998

1. Status: Active _____ Different Company _____
Inactive X _____

2. Setting: Residential _____ Commercial _____
Industrial X _____ Agricultural _____
Paved _____ Unpaved X _____
Restricted access X _____ Unrestricted access _____
Near RR tracks _____ Near drainage _____
Vegetation _____ None or sparse _____
Topography Flat _____

3. Visibility: Clear _____

4. Waste Description/ Containment: Pit _____ Ditch _____
Tanks _____ Buckets _____
Dumpster _____ Sacks _____
Scattered _____ Other _____
Pond _____ Trash Can _____
Drums _____ Piles _____

Stored On: Asphalt _____ Pallets _____
Concrete _____ Other _____
BareGround _____ Gravel _____

Waste Type: Garbage _____ Liquid _____
Sludge _____ Gas _____
Inert _____ Solid _____

Describe quantities, labeling, colors, odors, etc.: There was no waste present on the site. It was a completely vacant piece of land that was completely fenced.

5. Distance to surface water and sensitive environments or ecosystems:

Not close.

6. Proximity to residences, schools, daycare facilities, hospitals, nursing homes, etc.:

Not close.

7. Estimated number of people living or working in the area: Sparse. This is in an industrial area.

8. Distance to food processing/packaging or agricultural production Not close.

9. Additional Information: _____

10. Sketch or attach a diagram of the facility with relevant features and labels.

See attached diagram of sampling activities.

Attachment C

SITE SCREENING SAMPLING EVENT SUMMARY TABLE

Site Name: Jalk Fee/Mobil Lease SiteSite Screener: Joseph Cully

Date	Event	Media	Location	Depth	Method	Quality	Result (mg./kg.)	Benchmark (mg./kg.)
Between November, 1990 and September, 1991	Levine-Fricke as part of subsurface investigations of the site.	Soil	Shallow trenches in the former boneyard and eight former sump and 27 shallow soil borings.	20 to 55 feet bgs.	Chlorinated compounds	Medium	PCE: 2,500	5.4
Between July 25 and September 2, 1994	McLaren/Hart	Soil	The southeast section of the site.	Up to 48 feet bgs.	Halogenated Volatile Organic Compounds	Medium	Methylene Chloride: 27,000 Cis-1,2-DCE: 2,100 Trans-1,2,-DCE: 13 TCE: 2,700 PCE: 55,000	7.8 3.1 7.8 3.2 5.4

Key:

Date - Date sample was collected.**Event** - Who did it and why?**Media** - e.g., groundwater, soil, air, etc.**Sample Location** - Physical location with respect to source (e.g., up-or downgradient).**Sample Depth** - For soil, depth below ground surface sample was collected. For groundwater, depth of well screen.**Method** - Analytical testing method used.**Data Quality** - QA/QC level (high, medium, or low)**Result** - Analytical results (parameter/value, units)**Benchmark** - Risk-based benchmark for parameters in the same units as results. Identify which benchmark used (for soil use PRGs (industrial/residential) for water use MCLs). Sediments NOAA standards.

LATITUDE AND LONGITUDE CALCULATION WORKSHEET #2

WITH USING ENGINEERS' SCALE (1:60)

4716

Site: Talk Free/Mobil Lease Property EPA ID#: _____
 Aka: _____ SSID: _____
 Address: 10607 Norwalk Boulevard
 City: Santa Fe Springs State: Ca. ZIP Code: 90670
 Site Reference Point: Corner of Norwalk Boulevard and Clark Street
 Topo Map: Whittier Quadrangle Township: 3 N/S Range: 11 E/W
 Scale: 1:24,000 Map Date: 1974 Section: 6 1/4 1/4 1/4
 Map Datum: 1927 Meridian: San Bernardino

Coordinates from lower right (southeast) corner of 7.5-minute map:

Latitude: 33° 52' 30" Longitude: 118° 00' 00"

Coordinates from lower right (southeast) corner of 2.5-minute sub-map:

Latitude: 33° 55' 0" Longitude: 118° 2' 30"

Calculations: Latitude (7.5-minute Quadrangle Map)

- A) Number of ruler divisions from bottom latitude line to Site: 699
- B) Number of ruler divisions equal to 2.5 minutes of latitude: (454): 454
- C) Divide divisions to site (A) by (B): 1.54
- D) Multiply (C) by 150 seconds: 231
- E) Convert (D) to minutes/seconds: 3 . 51 . 0
- 60 seconds = 1 minute
120 seconds = 2 minutes
- F) Add to starting latitude: 33° 52' 30" + 0° 3' 51.0" = 33° 56' 21.0"

Calculations: Longitude (7.5-minute Quadrangle Map)

- A) Number of ruler divisions from right longitude line to Site: 656
- B) Number of ruler divisions equal to 2.5 minutes of longitude: (454): 454
- C) Divide distance to Site (A) by (B): 1.445
- D) Multiply (C) by 150 seconds: 216 . 75
- E) Convert (D) to minutes/seconds: 3 . 36 . 75
- 60 seconds = 1 minute
120 seconds = 2 minutes
- F) Add to starting longitude: 118° 00' 00" + 0° 3' 36.75" = 118° 3' 36.75"

Enter final latitude/longitude calculation, rounding to the nearest 1/2 second (i.e., .0 or .5):

Final Latitude 33° 56' 21.0" Final Longitude 118° 03' 37.0"

Investigator: Joseph Andrew Gully Date: 11/4/1998



MEMORANDUM

DATE: October 13, 1993

SUBJECT: CERCLIS Discoveries

FROM: Jim Quint *jmz* (H-8-1)

TO: Applied Technology Associates

Please enter the following two sites as discoveries. They are both EPA leads and are non-federal.

CA0000024554

Mobil Oil corp

10607 Norwalk Boulevard

Santa Fe Springs CA 90670

Los Angeles County

CA0000024570

Terra Bella Vineyards

21201 Avenue 96

Terra Bella CA 93270

Tulare County

4927

Luong 10/13/93

Mobil Exploration & Producing U.S. Inc.

10735 SOUTH SHOEMAKER AVENUE
SANTA FE SPRINGS, CALIFORNIA 90670

September 30, 1993

Environmental Protection Agency, Region 9
Office of Solid Waste
160 Spear Street, Suite 1400
San Francisco, CA 94105

Dear Sir or Madam:

CA 00000 24584

Mobil Oil Corporation ("Mobil") has learned that soil contamination exists at 10607 Norwalk Boulevard, Santa Fe Springs, California, a property owned by Mobil's affiliate, Mobil Foundation, Inc. (the "property").

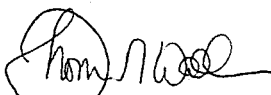
LA CITY 90670

Specifically, tests conducted by Mobil's environmental consultant demonstrate the presence of several contaminants in the soil, the primary ones of which are perchloroethylene, trichloroethylene and 1,2 dichloroethylene. Mobil believes that the primary contamination originates from an off-site source, Continental Heat Treating, Inc.

The enclosed letter by Mobil's environmental consultant summarizes the test results which Mobil will forward to you if you request. I may be reached at (310) 903-2725.

Mobil will be contacting the California Regional Water Quality Control Board on behalf of Mobil Foundation, Inc. to discuss further testing and cleanup of the property.

Very truly yours,



Tom Walker
Environmental Engineer

cc: Santa Fe Springs Fire Department
California Regional Water Quality Control Board, Region 4
Department of Toxic Substances Control



September 23, 1993

Mr. T. M. Walker, P.E.
Environmental Engineer
Mobil Exploration and Producing U.S. Inc.
10735 South Shoemaker Avenue
Santa Fe Springs, CA 90670

PERCHLORETHYLENE (PCE) AND HEAVY METALS IN SOIL AT THE JALK LEASE

Dear Mr. Walker,

McLaren/Hart has completed our review of the site characterization report prepared by Levine/Fricke ("Draft Subsurface Soil Investigation, Jalk Fee Property, 10607 Norwalk Boulevard, Santa Fe Springs, California"). The report included data showing that the soil contains crude oil, which would be expected in an active oil field. The report also documented that the soil contains lead, which presumably leached from metal pipes in an area known as the "boneyard", and perchloroethylene (PCE), which we believe is a result of operations at the neighboring facility.

This letter briefly explains the significance of the findings which were presented in the Levine and Fricke report and makes recommendations on how Mobil should proceed.

HEAVY METALS

Total lead, mercury, and zinc were detected in the boneyard in the southwest corner of the property at maximum concentrations of 1,750, 34.1, and 10,000 milligrams per kilogram (mg/kg), respectively. These concentrations exceed the Total Threshold Limit Concentration (TTLC) of 1,000, 20, and 5,000 mg/kg. Soluble lead and zinc were also detected at maximum concentrations of 151 and 474 milligrams per liter (mg/l). These concentrations exceed the Soluble Threshold Limit Concentration (STLC) of 5 and 250, respectively. Samples exceeding the TTLC and STLC were found at both the three foot and the eight foot depths. No samples were collected below eight feet.

Although the lead samples were collected from random sample locations, it appears that the lead is confined to the northeast corner of the boneyard, representing approximately one third of the

STAFF\TERRELLB\135.LTB

total surface area of the boneyard, approximately 6,100 square feet. Excavation of this area to a depth of eight feet would result in approximately 1,800 cubic yards of soil.

Since the data show that metal concentrations were increasing between 3 and 8 feet, it is reasonable to assume that the soil below 8 feet may contain metals exceeding the cleanup criteria. We recommend additional sampling below eight feet prior to excavation to define the vertical extent of heavy metals.

PERCHLOROETHYLENE (PCE)

Perchloroethylene and related compounds [trichloroethylene (TCE) and 1,2-dichloroethylene (DCE)] were detected in the soil at the Jalk Fee. These chlorinated compounds are used in such industries as dry cleaning, electronics, aerospace, and metal treating, but are not used in oil production. The maximum concentration of PCE in soil at the Jalk Fee is 2,500,000 parts per billion (ppb). The following sections describe the possible source of PCE at this location.

Santa Fe Springs Fire Department Record Review

In an attempt to identify possible sources of the PCE at the Jalk lease, McLaren/Hart reviewed the files at the Environmental Compliance Section of the City of Santa Fe Springs Fire Department. A written request to review the file on Continental Heat Treating was submitted by FAX on Tuesday, May 11, 1993 and the file was reviewed on Wednesday, May 12th. The following is a summary of the information in the file relevant to the PCE on the Jalk lease.

Use of PCE at Continental Heat Treating

The Continental Heat Treating facility was designed in 1968 and began operation in 1969. The facility drawings (Job # 6802, PE-1) dated August 20, 1968 showed a degreaser located approximately 120 feet west of the northeast corner of the building and 30 feet south of the northern wall of the building. A pipe trench was shown going from the degreaser to the north end of the building, just west of the electrical panel. The PCE on the Jalk lease was found in the area beginning exactly where the pipe trench left the building and continuing west to the northwest corner of the building. (See Figure 1)

In a letter to the City of Santa Fe Springs dated March 30, 1987, Continental Heat Treating reported that PCE was "used for cleaning of parts prior to heat treating." The hazardous material registration forms (February 15, 1993) reported an average PCE use of 125 gallons per day and a maximum daily use of 250 gallons per day. The Business Plan described a 500 gallon above ground PCE tank, although the location of this tank could not be determined from the information in the file.

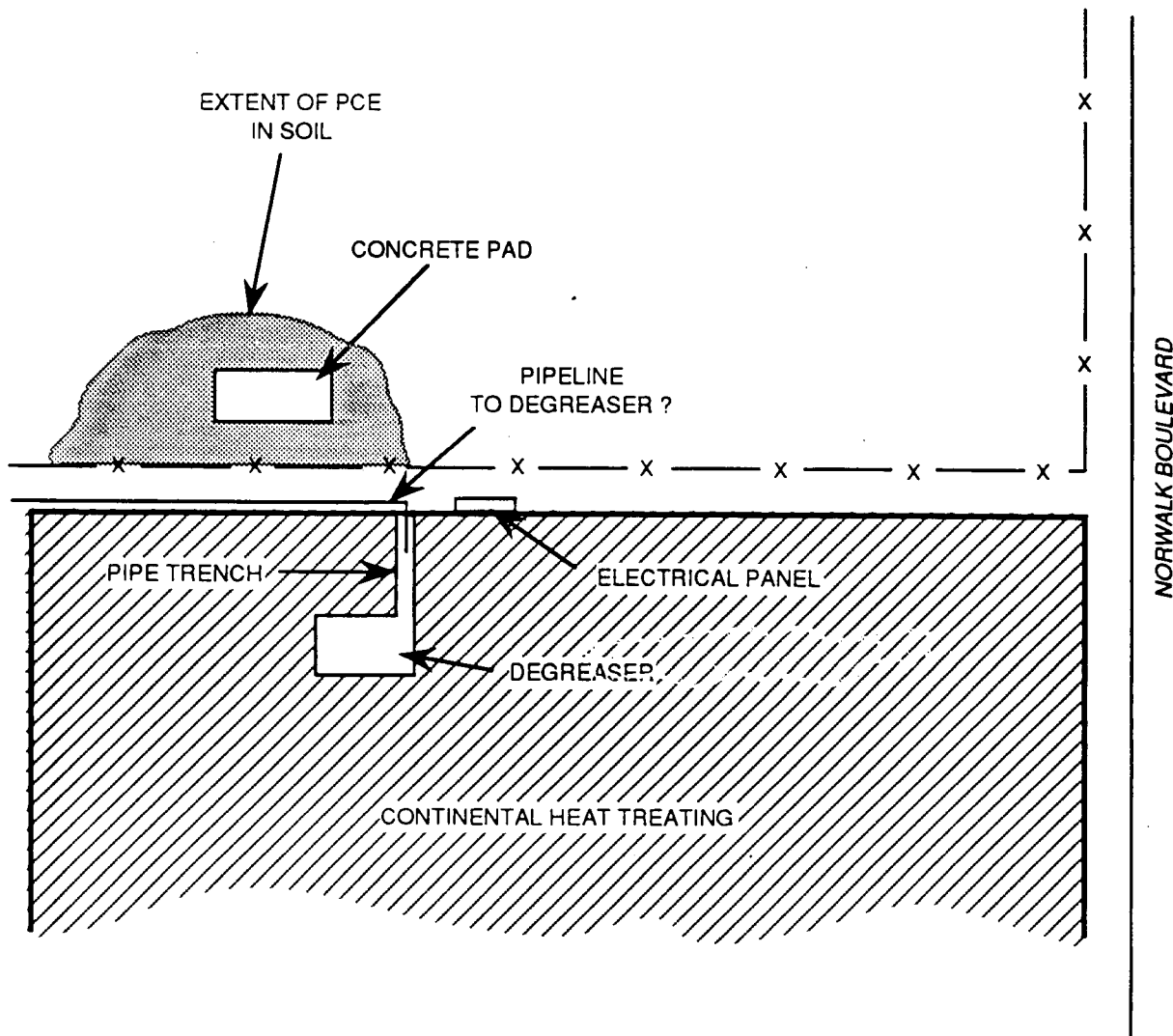



FIGURE 1
DISTRIBUTION OF
PERCHLOROETHYLENE (PCE) ON
JALK LEASE NEAR CONTINENTAL
HEAT TREATING DEGREASER

DRAWN BY	SD	DATE	5-20-93	 ENVIRONMENTAL ENGINEERING CORPORATION	DRAWING NO. S9305114
ORDERED BY	DXD	DATE			
APPROVED BY	<i>[Signature]</i>	DATE	5-20-93		
APPROVED BY		DATE			

Mr. T.M. Walker
September 22, 1993
Page 4

Documented Annual PCE Waste Generation

The hazardous materials registration forms (February 15, 1993) reported that 1.5 tons of PCE are generated each year at the facility. In the March 30, 1987 letter to the City of Santa Fe Springs, Continental Heat Treating reported that the PCE was stored in a tank provided by Acto Kleen Corporation and was disposed by Acto Kleen for recycling.

Hazardous Waste Code Violations

Continental Heat Treating has operated under an Industrial Waste Permit from the Los Angeles County Sanitation District and predecessor agencies since the 1970's. Permit # 4365 was issued on January 27, 1970 and Permit #4827 was issued on November 18, 1976. These permits did not include limits or sampling requirements for PCE.

Various inspections, violations, and complaints over the years were included in the file. These included:

- ▶ A Notice was issued on July 11, 1978 from the LA County Engineer ordering Continental Heat Treating to "clean the interceptor by July 18, 1978" and "maintain the interceptor in good operating condition at all times."
- ▶ An inspection report of April 5, 1982 noted under "Special Hazards and Conditions" that a degreaser was present in the northeast portion of the building.
- ▶ A complaint to the Fire Department was recorded on October 5, 1987 that blue-green water was being discharged to the street. This was attributed to the recent earthquake (October 4, 1987) which had broken several pieces of equipment at the site and that "a discharge similar to that of December 8, 1986 was occurring."
- ▶ A Notice of Violation (NOV) was issued on February 23, 1988 for discharging cooling tower blow down water to the street.
- ▶ The Santa Fe Springs Fire Department cited Continental Heat Treating on June 14, 1988 for failure to disclose certain materials on the 1987 plot plan.

Possible Explanations

Illegal and accidental discharges of chlorinated solvents to soil are typically not reported and are not discovered until a site characterization is performed. The data from the Levine/Fricke report

STAFF\TERRELLB\135.LTB



ENVIRONMENTAL ENGINEERING CORPORATION



Mr. T.M. Walker
September 22, 1993
Page 5

showing PCE in the soil, the use of large quantities of PCE on the adjoining site, the location of the PCE in soil relative to the degreaser and pipe trench on the Continental facility, and the complete absence of any use of chlorinated solvents of any kind by Mobil E & P, very strongly points to Continental Heat Treating as the source of the PCE on the Jalk Fee.

The following possible explanations are based on the information we were able to find and on past experience with similar situations. We cannot say which of these explanations is most likely or whether there is another possible explanation for the observed PCE.

Intentional or Unintentional Discharge. One possible explanation is that PCE from the degreaser or from the above ground storage tank was discharged to the ground by an employee or contractor working on site. This could have resulted from any number of activities such as overflow, spillage, a broken pipe, or an intentional discharge of waste PCE.

Fires. Three degreaser fires were reported in the Continental Heat Treating file at the Santa Fe Springs Fire Department:

- ▶ Degreaser Tank Fire (Code 6205) 87/10/02;
- ▶ Fire in Degreaser (Code 6225) 88/04/09;
- ▶ Fire in Degreaser (Code 6229) 88/08/01.

Earthquake. The file made reference to two earthquakes (December 8, 1986 and October 4, 1987) that resulted in broken equipment and discharge of chemicals. Although these references were made to the cooling tower blowdown water, it is also possible that the piping between the degreaser and the PCE storage tank were among the "several pieces of equipment" that were damaged at the same time.

I would be happy to discuss this matter with you at any time. Please call me at (714) 752-3211 if you have any questions or requests for additional information.

Sincerely,



Dennis Dineen
Managing Principal Geoscientist
Assistant Regional Manager, Irvine

STAFF\TERRELLB\135.LTB



ENVIRONMENTAL ENGINEERING CORPORATION